

FOR LEASE



SHOPS AT 8762 LONG POINT

8762 LONG POINT RD, HOUSTON, TX 77055



**5,000 SF AVAILABLE
(DIVISIBLE)**



AVAILABLE SF	5000 SF (DIVISIBLE)
ASKING RENT	\$28.00 PSF
NNN	\$6.50 PSF
BUILDING SIZE	12,200 SF

Property Highlights

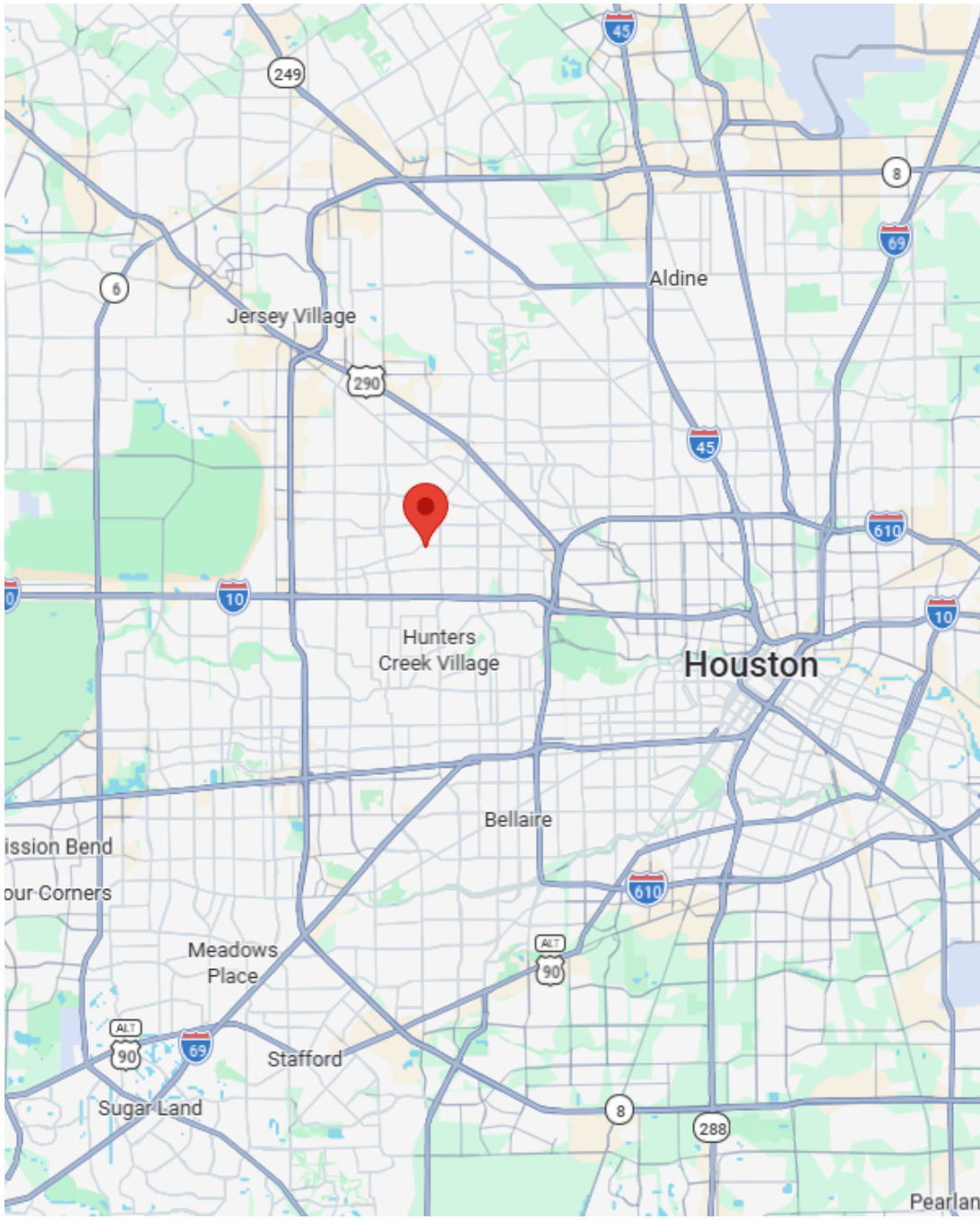
- Gas Station anchored property
- New development with prime visibility
- Ample Parking
- High traffic counts
- TI Allowance available



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PROPERTY INFORMATION



Demographics

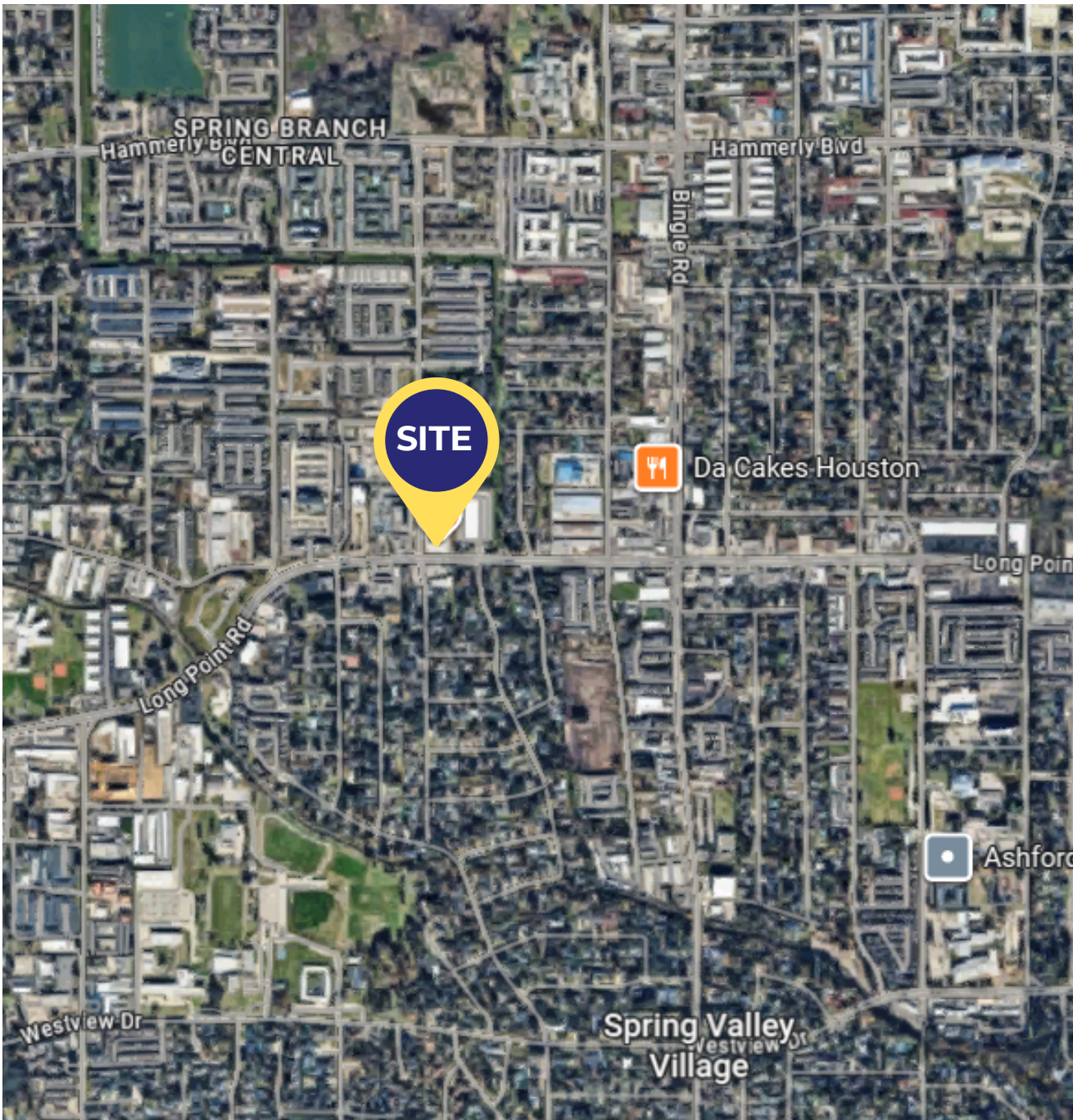
	1 mile	3 mile	5 mile	15 min drive
2025 Population	24,116	145,133	394,281	510,472
2030 Population	25,834	155,791	423,605	549,596
2025-2030 Projected Population Growth	7.1%	7.3%	7.4%	7.7%
Median Age	35.6	37.0	37.6	37.6
College Degree + Higher	35%	36%	45%	31%
Daytime Employees	6,050	93,989	292,661	394,180
Total Businesses	914	10,032	30,975	44,008
Average Household Income	\$114,175	\$110,321	\$114,941	\$123,112
Median Household Income	\$76,552	\$72,356	\$76,690	\$85,479
Total Consumer Spending	\$272.5M	\$1.7B	\$5.1B	\$6.9B
2025 Households	8,722	54,510	165,545	218,288
Average Home Value	\$587,484	\$586,162	\$585,874	\$582,671



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Restaurants

Name	Cuisine	Price Range	Distance
Pizza Patrón	Pizza	\$	3 min walk
Tortas Perronas	Mexican	\$	5 min walk
Whataburger	-	-	10 min walk

Retail

Name	Type	Distance
Walgreens	Drug Store	4 min walk
El Ahorro Supermarket	Supermarket	8 min walk

Hotels

Name	# of Rooms	Distance
Courtyard	128 rooms	6 min drive
Super 8	42 rooms	7 min drive
Homewood Suites by Hilton	120 rooms	7 min drive
Crowne Plaza	207 rooms	7 min drive
Holiday Inn Express	82 rooms	7 min drive
Westin	289 rooms	8 min drive

Transportation

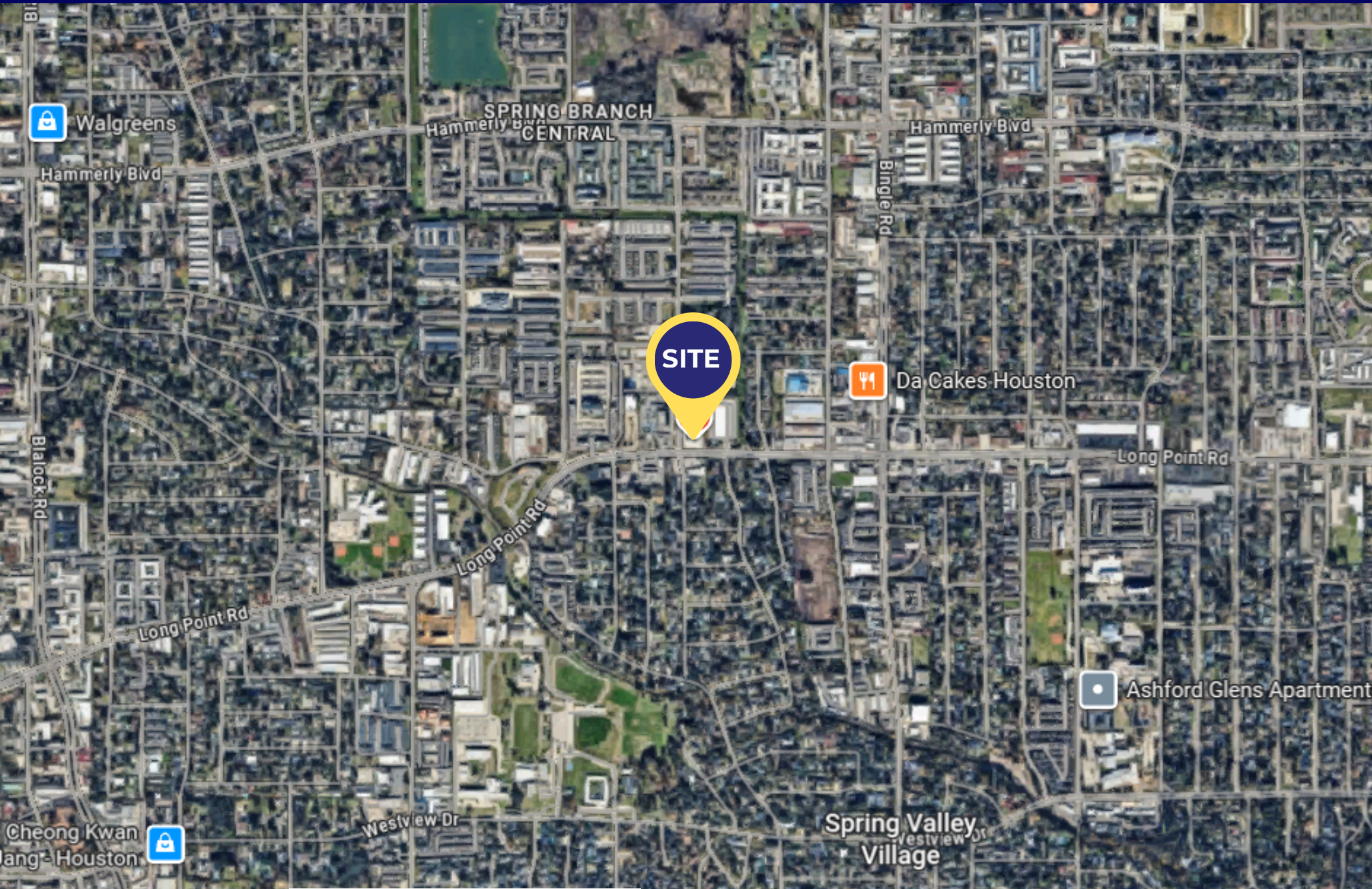
Transit/Subway	Distance	Mileage
Cavalcade Sb	16 min drive	9.1 mi
Lindale Park Nb	16 min drive	8.8 mi
Moody Park Sb	17 min drive	12.0 mi
Melbourne North Lindale Sb	16 min drive	9.7 mi
Northline Transit Center Hcc Sb	17 min drive	9.6 mi
Amtrak	16 min drive	11.0 mi



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to our counter-offer from the client;
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - ◊ that the owner will accept a price less than the written asking price
 - ◊ that the buyer/tenant will pay a price greater than the price submitted in awritten offer; and
 - ◊ any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent teh buyer and must place the intrests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services. Please acknowledge receipt of this notice below and retain a copy for your records

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

ROM, LLC	9001771	info@romcp.com	713.237.0000	_____	_____	_____	_____
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Rafael Melara	496309	rafael@romcp.com	713.237.0000	_____	_____	_____	_____
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____				_____			
<small>Buyer/Tenant/Seller/Landlord Initials</small>				<small>Date</small>			

Regulated by the Texas Real Estate Commision

Information available at www.trec.texas.gov
IABS 1-0

